

5,000 sqft Retail

EXECUTIVE SUMMARY



1311 E. Sherman Avenue, Coeur d'Alene

Excellent visibility and traffic counts for this 5,000 square foot retail building in beautiful downtown Coeur d'Alene. The parcel is 6,929 square feet and zoned C-17. Built in 1976, this concrete "tilt up" building is in good condition. The front of the building has brick and abundant glass. There is gas heat and air conditioning. The rear of the building has a warehouse area with two large doors for loading, one off the alley or from the paved area on the west of the building. There are two restrooms, and some off street parking. Seller will finance with \$50,000 down at 6.5% interest.

Price Reduced at \$414,900



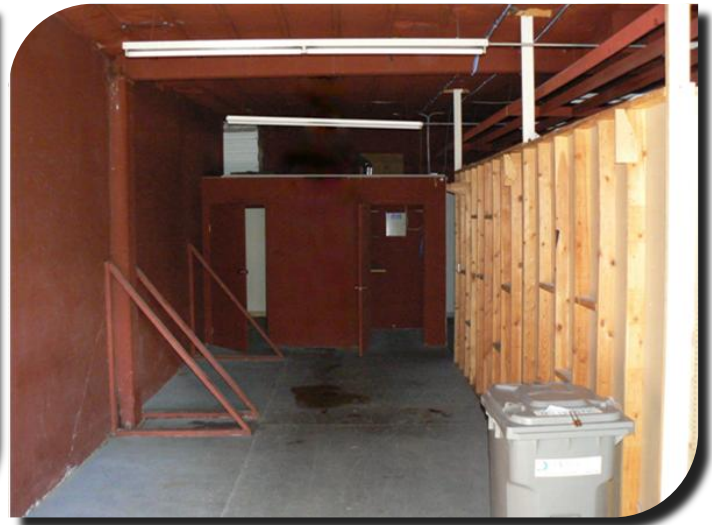
Main Showroom



Front Window Area



Storage Area / Office Area



Storage Area / Loading Dock



Back Showroom



Restroom



PARCEL:

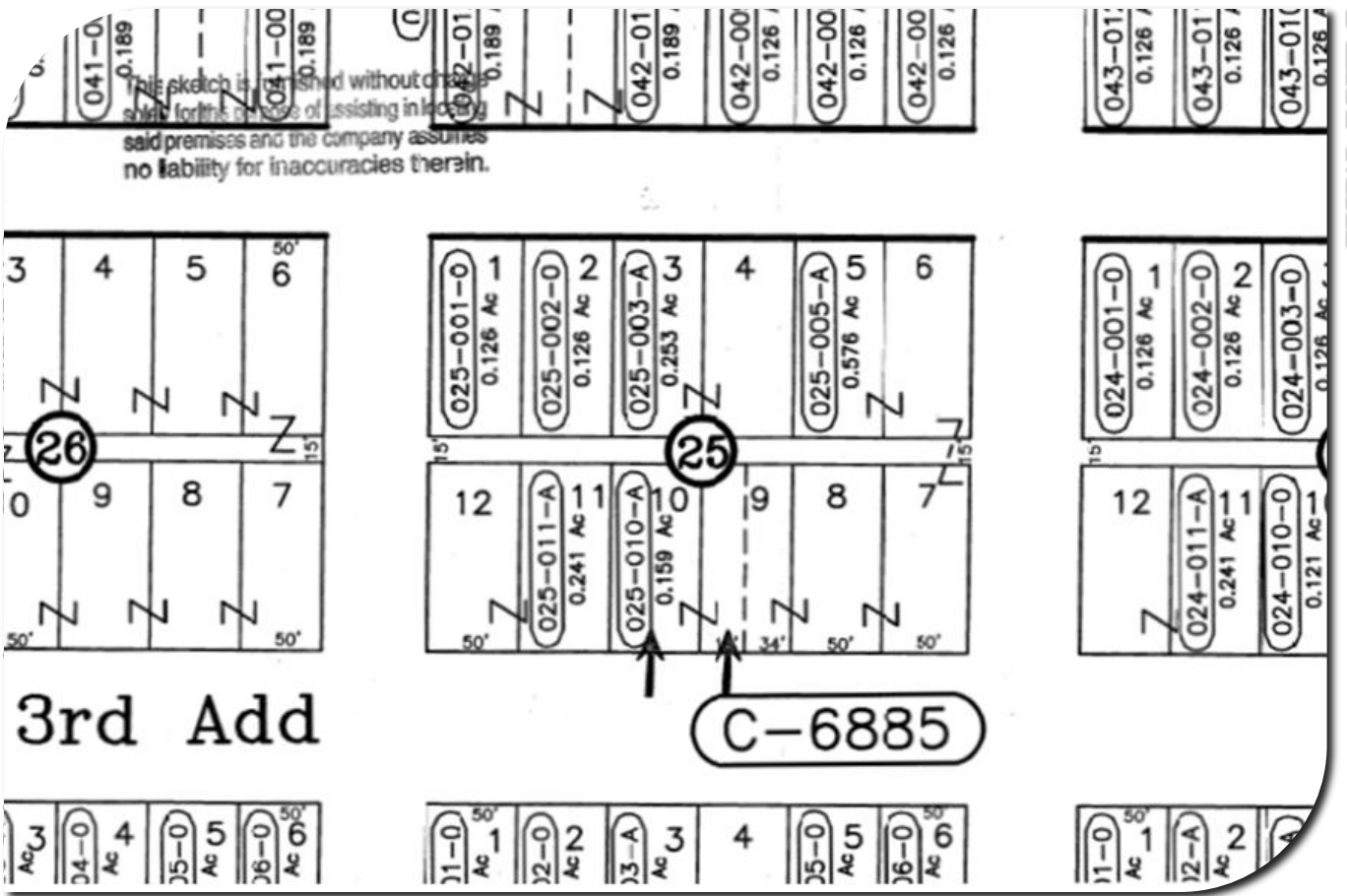
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TAX ID:

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AVERAGE DAILY TRAFFIC VOLUME

- ◆ Up to 6,000 Vehicles Per Day
- ◆ 6,001 – 15,000
- ◆ 15,001 – 30,000
- ◆ 30,001 – 50,000
- ◆ 50,001 – 100,000
- ◆ More than 100,000 Per Day



ZONING MAP



ZONING OVERLAY

LEGAL DESCRIPTION:

O'BRIENS 3RD ADD. TO CDA, W
16' LT 9, 10, BLK 25

ZONING:

Red: C-17
Green: R-12
Yellow: R-17